

RETAIL CENTER FOR LEASE

Emporium Plaza

3501 Capital Boulevard
Raleigh, NC 27604



David Stowe

Senior Vice President

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Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

**Neighborhood retail center
with anchor stores Dollar Tree
and Ollie's Bargain Outlet**

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Retail center for lease

3501 Capital Boulevard



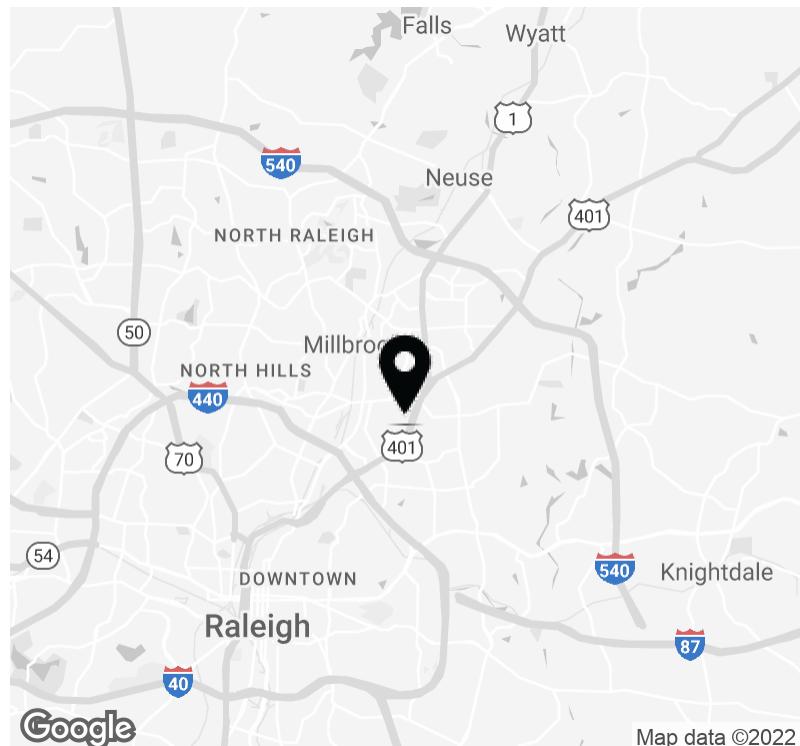
Property Highlights

- This center is located at the corner of Old Buffalo Road and Capital Boulevard in Raleigh, NC
- Blocks from numerous shopping centers and restaurants, this center is positioned in a highly trafficked area and serves a population of over 70,000 within a three-mile radius

Offering Summary

Lease Rate:	Contact broker for details
Available SF:	3,726 SF
Building Size:	108,581 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,438	29,972	76,162
Total Population	8,456	72,422	186,292
Average HH Income	\$52,074	\$57,742	\$66,892



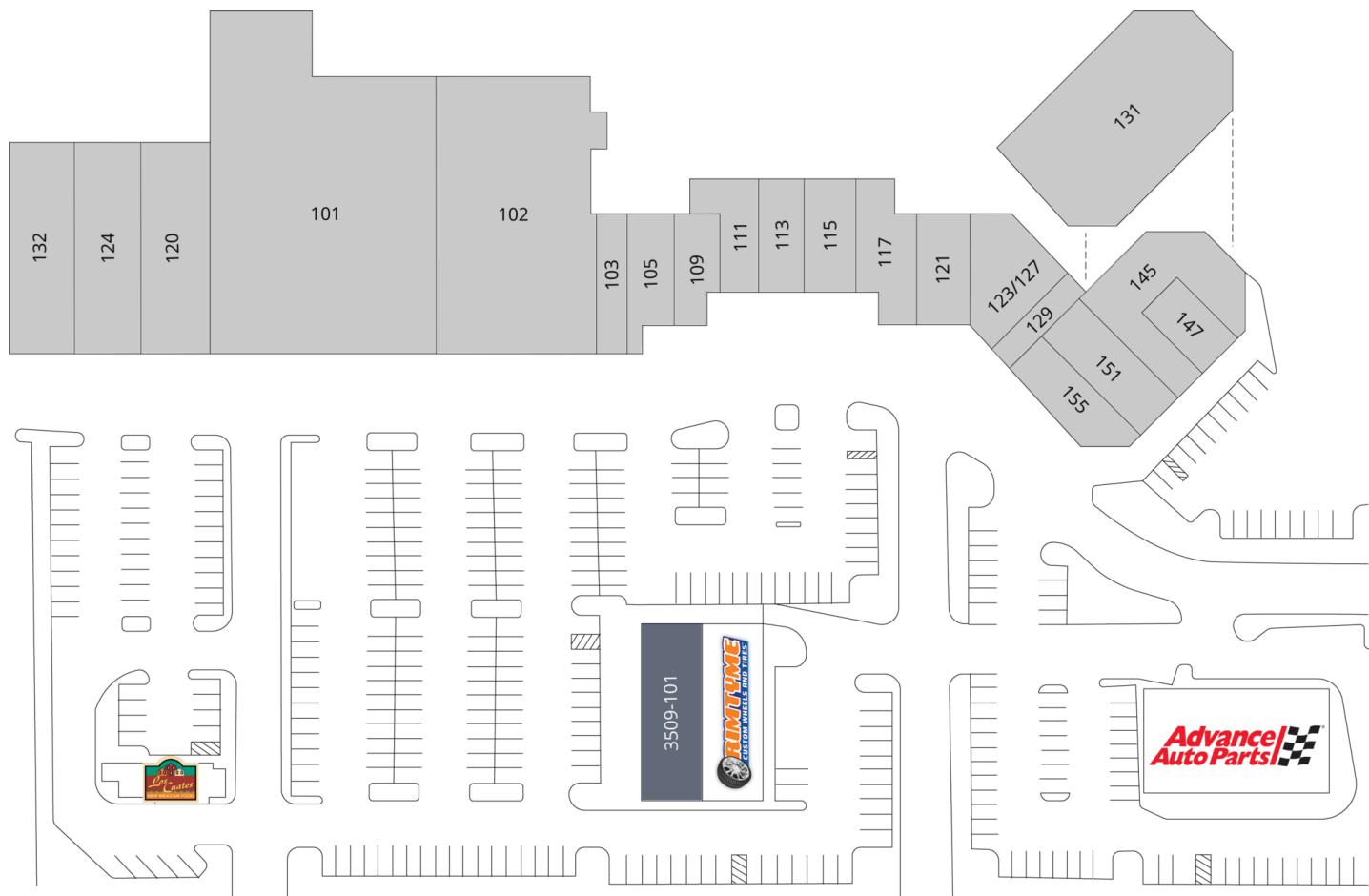
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Legend

- Available
- Unavailable

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,726 SF	Lease Rate:	Contact broker for details

Available Spaces

Suite	Tenant	Size
■ 101	Ollie's Bargain Outlet	28,400 SF
■ 102	Dollar Tree	10,000 SF
■ 103	All About Gift Cards	1,600 SF
■ 105	Capital Sweepstakes	2,750 SF
■ 109	Raleigh Smoke Shop	1,500 SF
■ 111	Lyneer Staffing Solutions	1,300 SF
■ 113	Pro Hair Nail Spa	1,728 SF
■ 115	Tea Room	1,507 SF
■ 117	Barber Shop	2,135 SF
■ 120	NC Future Horizons Consulting	4,960 SF
■ 121	Romantic Torture Tattoo	1,484 SF
■ 123/127	Dr. Stylz	4,385 SF
■ 124	Backyard Leisure Pool & Spa	4,960 SF
■ 129	New China Express	1,300 SF
■ 131	Chuck-E-Cheese	10,642 SF
■ 132	MYAMI	4,480 SF
■ 145	-	3,732 SF
■ 147	Hair Envy	800 SF
■ 151	Backyard Leisure Pool & Spa (storage)	2,839 SF
■ 155	Healing Touch Int'l Church	2,600 SF
■ 3509-101	Available	3,726 SF



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